

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020
John C Morris IV Bar# 103716

Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

**Substitute Trustee's Deed
Indexing Instructions**

Lot 73, Final plat division of Lot 8, Bailey Station PUD, Sec 28, T1S, R8W, DeSoto Co., MS. plat book 77, page 38

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
John C Morris IV
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Bradley S. Peeples dba BSP Investments
PO Box 201
Coffeeville, MS 38922
662-417-2700

WHEREAS, on the 22nd day of September, 2006 and acknowledged on the 22nd day of September, 2006, William T Wooldridge, and Heather E. Wooldridge aka Heather Wooldridge, husband and wife, executed and delivered a certain Deed of Trust unto Christopher D. Davies, Trustee for Wachovia Mortgage Corporation, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2610 at Page 154; and

WHEREAS, on the 30th day of July, 2012 the Holder of said Deed of Trust substituted and appointed John C Morris IV as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3478 at Page 1; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, John C Morris IV, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated September 12, 2012 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 16th day of October, 2012, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, John C Morris IV, Substitute Trustee, did on the 16th day of October, 2012, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Situated in the County of DeSoto and State of Mississippi:

Lot 73, Final Plat Division of Lot 8, Bailey Station PUD, in Section 28, T1S, R8W, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 77, Pages 38, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

William T. Wooldridge and wife, Heather Wooldridge as tenants by the entirety with full rights of survivorship and not as tenants in common.

WHEREAS, at said sale Bradley S. Peeples dba BSP Investments was the highest bidder and best bidder, therefore, for the sum of \$47,000.00 and the same was then and there struck off to Bradley S. Peeples dba BSP Investments and it was declared the purchaser thereof; and

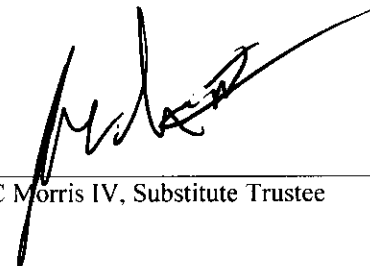
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, John C Morris IV, Substitute Trustee, for the consideration of \$47,000.00 do hereby convey the above-described property to Bradley S. Peeples dba BSP Investments.

I convey only such title as is vested in me as Substitute Trustee.

sek/F12-1598

WITNESS MY SIGNATURE, this the 1 day of November, 2012.

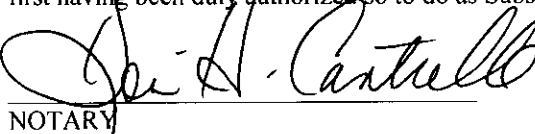


John C Morris IV, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 1 day of November, 2012, the within named John C Morris IV, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH _____
MY COMMISSION EXPIRES



F12-1598

F12-1598/Wooldridge

Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI } SS
COUNTY OF DESOTO }

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

September 25, 2012, October 02, 2012, October 09, 2012

That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Clerk

Subscribed to and sworn to me this 9th day of October 2012.


JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013

00002954 00014863 318-323-9741

Morris & Associates
2309 Oliver Road
Monroe, LA 71201

Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 22nd day of September, 2006 and acknowledged on the 22nd day of September, 2006, William T Wooldridge, and Heather E. Wooldridge aka Heather Wooldridge, husband and wife, executed and delivered a certain Deed of Trust unto Christopher D. Davies, Trustee for Wachovia Mortgage Corporation, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2610 at Page 154; and

WHEREAS, on the 30th day of July, 2012, the Holder of said Deed of Trust substituted and appointed John C Morris IV as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3478 at Page 1; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 16th day of October, 2012, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Situated in the County of DeSoto and State of Mississippi:

Lot 73, Final Plat Division of Lot 8, Bailey Station PUD, in Section 28, T1S, R8W, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 77, Pages 38, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

William T. Wooldridge and wife, Heather Wooldridge as tenants by the entirety with full rights of survivorship and not as tenants in common.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 12th day of September, 2012.

John C Morris IV
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
/F12-1598

PUBLISH: 9/25/2012, 10/2/2012, 10/9/2012

